

NOTICE AND AGENDA

REGULAR MEETING – WEDNESDAY, MAY 16, 2012
COUNCIL CHAMBERS AT CITY HALL – 500 CASTRO STREET
7:00 P.M.

7:00 P.M.

1. CALL TO ORDER

- 2. ROLL CALL** – Commissioners Anderson, Clark, Grossman, McAlister, Trontell, Vice Chair Matichak and Chair Fernandez.

3. MINUTES APPROVAL

3.1 Approval of Minutes for April 18, 2012

Copies of the minutes for the above-noted meeting have been delivered to Commissioners and copies are available at City Hall. If there are no corrections or additions, a motion is in order to approve these minutes.

4. ORAL COMMUNICATIONS FROM THE PUBLIC

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Commission from acting on nonagenda items.

5. PUBLIC HEARINGS

5.1 Study Session: Proposed Precise Plan Amendment to the San Antonio Center P(9) Precise Plan

To review, discuss and provide comments on a proposed Precise Plan Amendment to allow additional building square footage and increased building heights, and a mixed-use development consisting of 741,000 square feet of office, 62,000 square feet of retail and a 150-room hotel at 405-423 San Antonio Road.

No formal action will be taken by the Environmental Planning Commission (EPC) at this meeting.

There is a staff report for this item.

5.2 Public Hearing on the Draft 2030 General Plan, Draft Greenhouse Gas Reduction Program and Draft 2030 General Plan Environmental Impact Report

To review, discuss and provide comments on the Draft 2030 General Plan, Draft Greenhouse Gas Reduction Program and Draft 2030 General Plan Environmental Impact Report.

No formal action will be taken by the EPC at this meeting.

There is a staff report for this item.

5.3 Public Hearing: Proposed Rezoning, 111 North Rengstorff Avenue

To review, discuss and provide comments for a rezoning from R3-2.2 to R3-1.5 to allow consideration of the removal of 50 units and construction of 134 new units in an existing apartment complex known as the Northpark Apartments, located at 111 North Rengstorff Avenue.

There is a staff report for this item.

Recommendation: Provide a recommendation to the City Council on the proposed rezoning and environmental clearance.

6. UNFINISHED BUSINESS

6.1 EPC Minutes

Discuss challenges with coordinating the drafting of a letter from multiple City boards and commissions to the City Council that addresses the issue of meeting minutes format. The EPC may also discuss the drafting of an EPC-only letter regarding this issue and may take action if so desired.

Recommendation: Provide a recommendation on how the EPC and other City boards and commissions, and the EPC as its own body if desired, will address the issue of meeting minutes format through a letter to the City Council.

7. NEW BUSINESS – None.

8. COMMISSION/STAFF ANNOUNCEMENTS, QUESTIONS AND COMMITTEE REPORTS

No action will be taken on any questions raised by the Commission at this time.

8.1 Possible Upcoming Agenda Items

- a. May 30, 2012 (Special Meeting)
 - 2650 and 2656 El Camino Real West – Public Hearing on Proposed Multi-Family Residential Project
 - Housing Implementation Plan Update
 - General Plan – TBD
- b. June 6, 2012
 - General Plan – TBD

8.2 Announcements

8.3 Requests from Commissioners

8.4 Other Project Updates

9. ADJOURNMENT

Adjourn to the Special Meeting of Wednesday, May 30, 2012, in the Council Chambers, 500 Castro Street.

MA/7/CDD
891-05-16-12A-E^

AGENDAS FOR BOARDS, COMMISSIONS AND COMMITTEES

- The specific location of each meeting is noted on the notice and agenda for each meeting which is posted at least 72 hours in advance of the meeting. Special meetings may be called as necessary by the Commission Chair and noticed at least 24 hours in advance of the meeting.
- Questions and comments regarding the agenda may be directed to Principal Planner Martin Alkire at (650) 903-6306.
- Interested persons may review the agenda and staff reports at the Community Development offices, 500 Castro Street, First Floor, beginning the Friday afternoon before each meeting. Staff reports, agendas and minutes are also available during each Commission meeting.
- **SPECIAL NOTICE – Reference: Americans with Disabilities Act, 1990**
Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at (650) 903-6306 48 hours in advance of the meeting to arrange for assistance. Upon request, in advance, by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format. Also upon request, in advance, an assistive listening device can be made available for use during the meeting.
- The Board, Commission or Committee may take action on any matter noticed herein in any manner deemed appropriate by the Board, Commission or Committee. Their consideration of the matters noticed herein is not limited by the recommendations indicated herein.
- **SPECIAL NOTICE –** Any writings or documents provided to a majority of the Environmental Planning Commission regarding any item on this agenda will be made available for public inspection in the Community Development Department, located at 500 Castro Street, during normal business hours and at the meeting location noted on the agenda during the meeting.

ADDRESSING THE BOARD, COMMISSION OR COMMITTEE

- Interested persons are entitled to speak on any item on the agenda and should make their interest known to the Chair.
- Anyone wishing to address the Board, Commission or Committee on a nonagenda item may do so during the "Oral Communications" part of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.